

**TRANSFER  
TAX  
PAID**

**WARRANTY DEED**  
Statutory Short Form

64-40

We, **Willard L. Kershner and Myra E. Kershner** of PO Box 80, Caratunk, ME 04925, for consideration paid, grant and convey to **110 Marston Road, LLC**, a Maine limited liability company, of 102 Marston Road, Waterville, ME 04901, with Warranty Covenants, the real estate described as follows:

Two certain adjacent lots or parcels of land together with the buildings thereon, located in the City of ~~Waterville~~, County of Kennebec, and State of Maine, bounded and described as follows to wit:

Parcel One:

Beginning at a point on the westerly (inadvertently referred to as easterly in some prior deeds) line of the Marston Road which marks the northeasterly corner of land conveyed by Milton G. Stetson to Willard L. Kershner, et al, by Warranty Deed dated October 21, 1958 and recorded in the Kennebec County Registry of Deeds in Book 1132, Page 332; thence northerly along the westerly line of Marston Road 171 feet to the southerly side of a right of way; thence westerly 305 feet at right angles to Marston Road; thence southerly parallel to Marston Road 286 ½ feet to the northerly side of a cart road; thence easterly 206 feet along the northerly side of said cart road to the southwest corner of land conveyed to said Willard L. Kershner by Milton G. Stetson; thence continuing along the southerly line of the land conveyed in said Registry of Deeds in Book 1132, Page 332, 99 feet to the westerly line of the Marston Road; thence northerly 115 ½ feet along the westerly boundary of the Marston Road to the point of beginning.

Parcel Two:


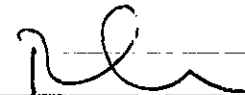
Beginning at a point marking the intersection of the westerly (inadvertently referred to as easterly in some prior deeds) sideline of the Marston Road, so called, and the northerly sideline of a private "cart road" which point also marks the southeasterly corner of property conveyed by Milton Stetson to Willard Kershner, et al, recorded in the Kennebec County Registry of Deeds in Book 1132, Page 332; thence westerly along Kershner's southerly bounds as described in Book 1132, Page 332 and in Book 3961, Page 179 for a distance of 305 feet to Kershner's southwest corner; thence southerly crossing the cart road, so-called, in an extension of Kershner's westerly bounds as described in Book 3961, Page 179 for a distance of 50 feet to a point; thence easterly following land, now or formerly, of Stetson in a line parallel with Kershner's southerly bounds as described in Book 3961, Page 179 and Book 1132, Page 332 for a distance of 305 feet to a point in the westerly sideline of the Marston Road, so-called; thence northerly following the westerly sideline of Marston Road for a distance of 50 feet to the point of beginning.

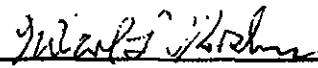
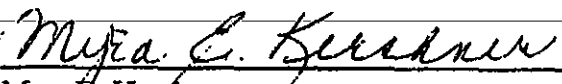
② m. J. K.

Being all and the same premises as conveyed to Willard L. Kershner and Myra E. Kershner by Warranty Deed of Kurt N. Kershner dated October 24, 2007 and recorded in the Kennebec County Registry of Deeds in Book 9548, Page 34 and also described in a deed from Milton G. Stetson to Willard L. Kershner and Jeanette F. Kershner dated October 21, 1958 and recorded in Book 1132, Page 332. Jeanette Kershner (aka Jeannette F. Kershner) conveyed her interest to Willard L. Kershner by Quitclaim Deed dated May 29, 1962 and recorded in the Kennebec County Registry of Deeds in Book 1264, Page 425.

WITNESS our hands and seals this 4<sup>th</sup> day of April, 2008.

Signed, Sealed and Delivered  
in the presence of:

  
\_\_\_\_\_  
  
\_\_\_\_\_

  
\_\_\_\_\_  
Willard L. Kershner  
  
\_\_\_\_\_  
Myra E. Kershner

STATE OF MAINE  
COUNTY OF Kennebec

Dated: April 4<sup>th</sup>, 2008

Then personally appeared the above named Willard L. Kershner and Myra E. Kershner and acknowledged the foregoing instrument to be their free act and deed.

Before me,

  
\_\_\_\_\_

Notary Public

Print Name: ROBERT M. MARDEN  
Attorney at Law/Notary Public, Maine  
My Commission expires December 4, 2009

Received Kennebec SS.  
04/07/2008 9:03AM  
# Pages 2 Attest:  
BEVERLY BUSTIN-HATHEWAY  
REGISTER OF DEEDS